

MEMORANDUM

OCTOBER 18, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-seven zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

Referral	Recommendation			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Routine minor deviations	5	1		
Minor dwelling unit increases	7	1	2	
Major new housing; conversions	1		1	
Roof-top additions		2		
Parking; gas stations	1	1		
Industrial; chemical storage	1			
Institutional	1	1		
Commercial; office; business		1		1

We recommend approval of five minor deviations:

Z-7244: 16 Rockne Avenue, Dorchester. Erect dormer addition to two-family dwelling. Needed family space - two bedrooms. No community response. Design review proviso.

Z-7245: 12 Ashmont Street, Dorchester. Erect six-foot fence enclosing sides and rear of property for safety of small cars and pets. Provisos for design review and that it be surveyed to determine correct property lines and satisfy direct abutters' concerns. Two neighbors have indicated support.

Z-7254: 52 Hereford Street, Boston. Erect free-standing sign. Certificate of Appropriateness has been granted by Back Bay Architectural Commission.

Z-7258: 26-32 Chandler Street, Boston. Replace existing Hotel Diplomat neon sign with sign indicating Chandler Inn. Hotel has recently undergone substantial renovation. Design review proviso.

Z-7261: 11-15 Caltha Road, Brighton. Addition to two-family dwelling. Petition will legalize porch addition of many years. No response from abutters. Design review proviso.

We recommend approval of seven minor dwelling unit increases.

Z-7255: 60-60A North Margin Street, Boston. Change occupancy from six apartments and store to eight apartments. Existing condition for many years. Design review proviso for redesigning present inappropriate ground floor facade.

Z-7268-7269: 4 Duncan and 11 Greenwich Streets, Dorchester. Legalize occupancies of two three-family dwellings and subdivide. Subdivision will allow sale of one dwelling to a neighbor. Violations technical. No response from abutments.

Z-7262: 89 Woodrow Avenue, Dorchester. Change occupancy from four to eight apartments. Vacant, open, abandoned building has been a blight on neighborhood for many years. Proposal will provide much needed subsidized rental housing units. No response from abutments.

Z-7290: 31 Plainfield Street, Jamaica Plain. Change occupancy from two to three-family dwelling. Proposal consistent with existing two and three-family neighborhood. No response from abutments. Design review proviso for any exterior work.

Z-7276-7277: 73-83 Main Street, Charlestown. Change occupancy from three apartments and store to six apartments, store, office; change occupancy from store and office to six apartments, two stories, office. Conversion is consistent mixed residential - local business character of Main Street. Substantial renovation. No response from abutments. Parking and design review provisos.

Z-7271: 9 Willis Street, Dorchester. Change occupancy from two-family to three-family dwelling. Three-family occupancy existing at time of purchase in 1983 is compatible with residential character of neighborhood.

Z-7273: 265 C Street, South Boston. Erect three-story twelve unit apartment structure. This proposal would create needed rental housing units in this densely populated area. Design review proviso.

We recommend approval of one major new housing or conversion case.

Z-7263: 20 Cheriton Road, West Roxbury. Erect five-story 60 unit apartment building for elderly and/or handicapped persons. Petitioner is American Arabic Benevolent Association, a charitable non-profit corporation. Greater Boston CDC and Faulkner Hospital are co-sponsors. Project has HUD mortgage financing and rental assistance payments. Needed housing will be compatible with neighborhood. Design review proviso.

We recommend approval of one parking case.

Z-7292: 6-14 Pine Street, Boston. Former site of Pine Street Inn will provide 38 parking spaces for nearby businesses. Lot will be developed for housing for Chinese community when Orange Line elevated structure is dismantled.

We recommend approval of one industrial case.

Z-7264: 130 Western Avenue, Brighton. Erect loading dock addition to bottling plant. No apparent impact on manufacturing/industrial district. Design review proviso.

We recommend approval of one institutional case.

Z-7272: 320 Longwood Avenue, Boston. Erect one story underground hospital research structure. Critical new research space will be provided. Present employees will operate facility. Design review proviso.

We recommend denial of seven cases.

Z-7252: 65 Gates Street, South Boston. Proposed conversion to six studio apartments is undesirable, contrary to existing three-family street and would exacerbate congested traffic conditions. Residents are vehemently opposed.

Z-7265: One North Bennet Court, Boston. Erect roof addition and change occupancy from four to five apartments. Addition would adversely impact light and air to adjacent buildings and impair integrity of row structures. No objection to studio apartment unit.

Z-7243: 1583 Rear, Blue Hill Avenue, Mattapan. Modify existing Board of Appeal proviso. Petitioner would use two lots on a residential street for parking of employee and visitor cars. Board of Appeal stated previously that the lots be used for residential purposes only and not in conjunction with conditional uses. Proviso should remain in effect. Proposal would adversely impact prime residential street.

Z-7266: 40-44 Piedmont Street, Boston. To erect a one-story addition to office building. Major expansion of business use in a residential neighborhood is contrary to Bay Village Neighborhood Association policy opposing such intrusion, would exacerbate existing parking problems and block light and air to adjacent buildings.

Z-7253: 52 Lewis Street, Boston. Erect rooftop addition. Proposal would further impair the appearance of this building from traditional North End building design.

Z-7267: 2 Michelangelo Street, Boston. Erect one-story addition and change occupancy from four to five apartments. Rear addition would eliminate existing open space. No objection to additional unit.

Z-7278 and 7291: 70-70r Park Street, West Roxbury. Change occupancy from one-family and garage to residential school and office. We interpret proposed facility for residential care and education of autistic children as a group care facility under the Zoning Code. We have no objection to use in residential neighborhood. However, this is an inappropriate location due to abutting group care facility.

We recommend denial without prejudice of three cases.

Z-7270 and 7311: 70 & 84-86 Elm Street, Jamaica Plain. Conversion of former Jamaica Plain High School to 75 1-2-3-bedroom rental housing units and provision of 54 ancillary parking spaces. Development would have a significant impact on the area. Opposition existing. Petitioner must meet with community and Authority staff before proposal can be given consideration.

Z-7241: 47 Wallingford Road, Brighton. Legalize two-family occupancy and two additions. Neighborhood differences exist here. Abutters' responses concern illegal construction and very poor maintenance of property. Petitioner must try to meet with neighbors to resolve differences and provide proper maintenance of property.

Z-7279-7288: 611-613D East Eighth Street, South Boston. Erect ten three-bedroom two bath townhouse condominiums. Petitioner must meet with community and Authority staff about concerns: density, parking and architectural design.

We recommend Board of Appeal deferral of one case.

Z-7275: 99 Summer Street, Boston. Erect 20-story office building. Proposal subject to Development Impact Project plan. No plan has been submitted nor agreement signed.

BOARD OF APPEAL REFERRALS

October 18, 1984

Hearing

1. Z-7241 10/23/84 John and Marlyn Chaiken
44 Wallingford Road, Brighton
2. Z-7243 10/23/84 Pioneer Auto
1583r Blue Hill Avenue, Mattapan
3. Z-7244 10/16/84 Kevin G. Scott
16 Rockne Avenue, Dorchester
4. Z-7245 10/23/84 Stephen Weymouth and Patricia Crumley
12 Ashmont Street, Dorchester
5. Z-7252 10/23/84 Joseph A. Grigalunas
65 Gates Street, South Boston
6. Z-7253 10/23/84 Annette F. Papa
52 Lewis Street, Boston
7. Z-7254 10/23/84 Charles Faleman
David Lawrence Gallery (lessee)
52 Hereford Street, Boston
8. Z-7255 10/23/84 Bartolomeo A. Cesso
60A-60 North Margin Street, Boston
9. Z-7258 10/23/84 Chandler Inn
26-32 Chandler Street, Boston
10. Z-7261 10/23/84 Virginia K. Luke
11-15 Caltha Road, Brighton
11. Z-7262 10/23/84 Patrick Maguire
89 Woodrow Avenue, Dorchester
12. Z-7263 10/23/84 American Arabic Benevolent Association
20 Cheriton Road, West Roxbury
13. Z-7264 10/23/84 Pepsi-Cola Metropolitan Bottling Co.,
Inc.
130 Western Avenue, Brighton
14. Z-7265 10/23/84 Paul S. Dabene
1 North Bennet Court, Boston
15. Z-7266 10/30/84 Irving, Sally, Alan, and Betty Ross
40-44 Piedmont Street, Boston
16. Z-7267 10/30/84 Michelangelo Street, Realty Trust
2 Michelangelo Street, Boston
17. Z-7268-7269 10/16/84 Wheels Realty Trust
4 Duncan and 11 Greenwich Streets,
Dorchester
18. Z-7270,-7311 10/30/84 Public Facilities Department, City
of Boston, and Housing Associates
70 and 84-86 Elm Street, Jamaica Plain
19. Z-7271 10/30/84 Brian Byrnes
9 Willis Street, Dorchester
20. Z-7272 10/30/84 The Children's Hospital Corporation
320 Longwood Avenue, Boston
21. Z-7273 10/30/84 Joseph Santa Fe, Jr.
265 C Street, South Boston
22. Z-7275 10/30/84 A. W. Perry, Inc., and Trustees of
Bedford-Kingston Realty Trust
99 Summer Street, Boston
23. Z-7276-7277 10/30/84 S. M. A. Inc.
73-75 and 77-83 Main Street, Charlestown
24. Z-7278,-7291 10/30/84 Efficacy Research Institute of Framingham,
Inc., 70-70r Park Street, West Roxbury
25. Z-7279-7288 10/30/84 Walter King
611-613d East Eighth Street, South Boston
26. Z-7290 10/30/84 Harriet Wilby and Carl Johnson
31 Plainfield Street, Jamaica Plain
27. Z-7292 10/23/84 Boston Redevelopment Authority
6-14 Pine Street, Boston

MEMORANDUM

October 18, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Stephen Coyle, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/23/84

Z-7241

John and Marlyn Chaiken
47 Wallingford Road, Brighton

Existing
at site: 2½-story structure

Purpose of
petition: Legalize occupancy as two-family dwelling; legalize two existing
additions.

District(s) Site is in a residential two-family (R-.5) district.
and Uses(s): Two-family dwelling is allowed in this district.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and rear yard are insufficient.

Floor area ratio and height of building are excessive.

Occupancy and additions have been in place for past few years. Neighborhood differences exist here. Abutters' responses concern illegal construction of additions, excessive F.A.R., inadequate rear yard, and very poor maintenance of property. Recommend denial without prejudice.

VOTED: In reference to petition Z-7241, John and Marlyn Chaiken, 47 Wallingford Road, Brighton, for a forbidden use and four variances to legalize occupancy for two-family dwelling and to legalize two existing additions in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Occupancy and additions have been in place for past few years. Additions were built without the benefit of legal variances or a building permit. This property has been the subject of a continuing dispute with the neighborhood. Residents have expressed concerns about illegal construction of additions, excessive F.A.R., inadequate rear yard dimensions for this neighborhood, and very poor maintenance of property. Petitioner must try to meet with neighbors to discuss this proposal and continually provide proper maintenance of property.



Z-7241

47 WALLINGFORD RD. BRIGHTON

COMMONWEALTH
AVE.

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7243

Pioneer Auto

1583r Blue Hill Avenue, Mattapan

Existing
at site: Two-story structure

Purpose of
petition: Modify existing Board of Appeal proviso.

District(s) Site is in a general business (B-1) district.
and Uses(s): Auto body repair shop, car and truck rental agency, and outdoor sale
of used cars are conditional uses granted by Board of Appeal 3/23/83.

Violation(s):

In variance with previous Board of Appeal decision.

Essentially, the petitioner proposes to use two lots on Rexford Street, a residential street in a two-family (R-.5) district, for the parking of employee and visitor cars. In two previous decisions, 1968 and 1983, the Board of Appeal stated that the lots be used for residential purposes only and not in connection with the conditional uses. Proviso should remain in effect. Parking proposal is unwanted and would adversely impact this prime residential street. Residents are opposed. Recommend denial.

VOTED: In reference to petition Z-7243, Pioneer Auto, 1583r Blue Hill Avenue, Mattapan, for variance to modify existing Board of Appeal proviso in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Essentially, the petitioner proposes to use two lots located on Rexford Street, a residential street in a two-family (R-.5) district, for the parking of employee and visitor cars. In two previous decisions, 1968 and 1983, the Board of Appeal stated that the lots be used for residential purposes only and not in conjunction with the conditional uses. Proviso should remain in effect. Parking proposal is unwanted and would adversely impact this prime residential street. Residents are opposed.



Z-7243

1583R BLUE HILL AVE. MATTAPAN

CITY OF BOSTON
CITY OF MILTON

Board of Appeal Referrals 10/18/84

Hearing: 10/16/84

Z-7244
Kevin G. Scott
16 Rockne Avenue, Dorchester

Existing
at site: 2½-story structure

Purpose of
petition: Erect dormer addition to two-family dwelling.

District(s) Site is in a residential two-family (R-.5) district.
and Uses(s): Two-family dwelling is allowed in this district.

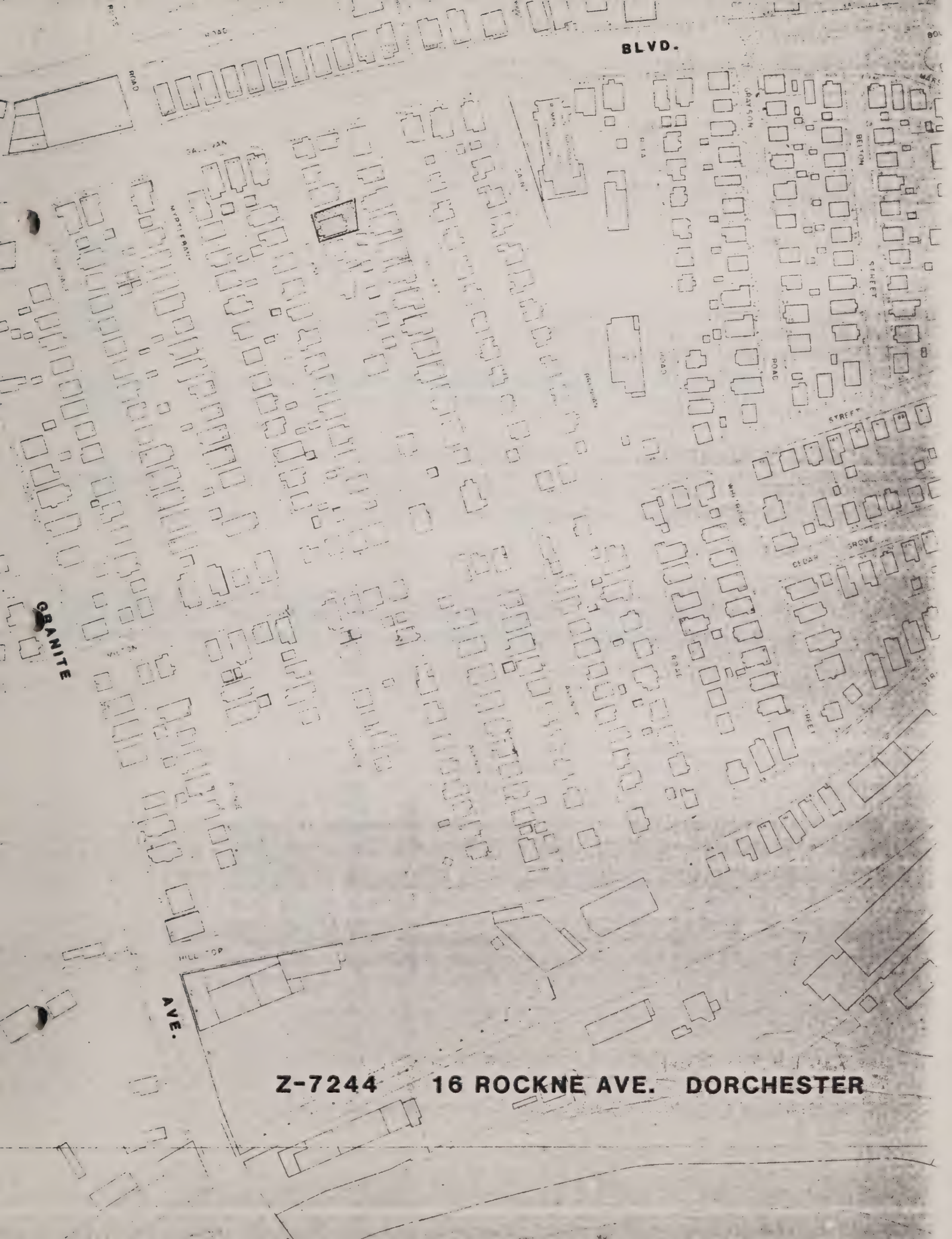
Violation(s):

Floor area ratio is excessive.

Dormer addition will provide needed family space - two bedrooms. No
community response. Recommend approval with proviso.

VOTED: In reference to petition Z-7244, Kevin G. Scott,
16 Rockne Avenue, Dorchester, for a variance to
erect dormer addition to two-family dwelling in
a residential (R-.5) district, the Boston
Redevelopment Authority recommends approval with
the following proviso: that plans be submitted
to the Authority for design review approval.
Dormer addition will provide needed family space.

Z-7244 16 ROCKNE AVE. DORCHESTER



Z-7244 16 ROCKNE AVE. DORCHESTER

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7245

Stephen Weymouth and Patricia Crumley
12 Ashmont Street, Dorchester

Existing
at site: 2½-story structure

Purpose of
petition: Erect six-foot fence.

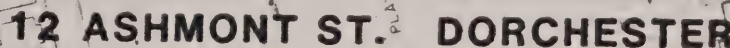
District(s) Site is in a residential two-family (R-.5) district and has
and Uses(s): one-family dwelling, an allowed use in two-family district.

Violation(s):

Front yard, traffic visibility, and side yard are insufficient.

Fence would enclose side yards and rear of property for safety of small child and pets. Two neighbors have indicated support. Direct abutter has concerns about property lines. Recommend approval only with provisos.

VOTED: In reference to petition Z-7245, Stephen Weymouth and Patricia Crumley, 12 Ashmont Street, Dorchester, for three variances to erect six-foot fence in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that placement of fence is redesigned to provide traffic visibility and is approved by the Authority's Transportation Planning Department; that site is surveyed to determine correct property lines and satisfy concerns of direct abutter; and that plans are submitted to the Authority for design review approval. Fence would enclose side yards and rear of property for safety of small child and pets.



Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7252

Joseph A. Grigalunas
65 Gates Street, South Boston

Existing
at site: Three-story row structure

Purpose of
petition: Change occupancy from three to six apartments.

District(s) Site is in an apartment multifamily (H-1-50) district.
and Uses(s): Conversion to more families is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and off-street parking are insufficient.

Floor area ratio is excessive.

Gates Street is primarily three-family residential, a one-way street with traffic-congestion problems. Proposed conversion to six studio apartments is inappropriate and undesirable, contrary to existing residential character and would exacerbate congested traffic conditions. Residents are vehemently opposed. Recommend denial.

VOTED: In reference to petition Z-7252, Joseph A. Grigalunas, 65 Gates Street, South Boston, for a forbidden use and four variances for change of occupancy from three to six apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Gates Street is primarily three-family residential, a one-way street with traffic-congestion problems. Proposed conversion to six studio apartments is inappropriate, undesirable, and contrary to existing residential character, and would exacerbate congested traffic conditions. Residents are vehemently opposed.



Z-7252

65 GATES ST.

SOUTH BOSTON

CARSON

6
Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7253

Annette F. Papa
52 Lewis Street, Boston

Existing
at site: Four-story structure

Purpose of
petition: Erect one-story addition to four-unit apartment structure.

District(s) Site is in apartment multifamily (H-3) district.
and Uses(s): Four-unit apartment structure is allowed in this district.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Rooftop addition would further impair the appearance of this building, by increasing its divergence from traditional North End design. Recommend denial.

VOTED: In reference to petition Z-7253, Annette F. Papa, 52 Lewis Street, Boston, for two variances to erect one-story addition to four-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Rooftop addition would further impair the appearance of this building, by increasing its divergence from traditional North End design, and would block light and views from neighboring structures.



Z-7253 52 LEWIS ST. BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7254

Charles Faleman

David Lawrence Gallery (lessee)

52 Hereford Street, Boston

Existing
at site: 4½-story structure

Purpose of
petition: Erect sign.

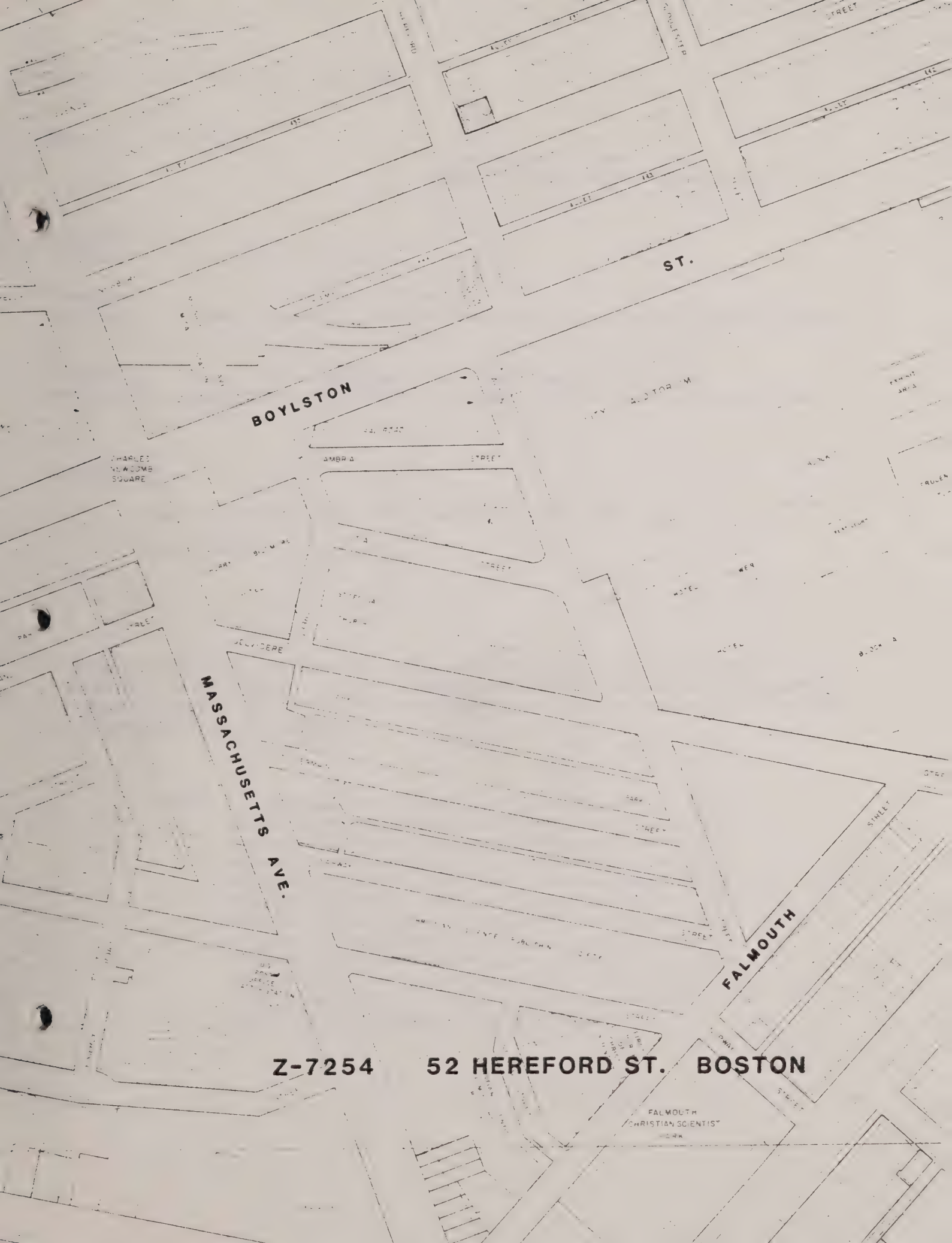
District(s) Site is in a general business (B-3-65) district.
and Uses(s): Offices and retail stores are allowed uses in general business
district. Sign must comply with conditional use requirements.

Violation(s):

Free-standing sign is not allowed in B-3-65 district.

Sign, which exhibits logo of and indicates David Lawrence Gallery, has
received Certificate of Appropriateness from Back Bay Architectural
Commission. Recommend approval.

VOTED: In reference to petition Z-7254, David Lawrence Gallery
(lessee), 52 Hereford Street, Boston, for a conditional
use to erect free-standing sign in a general business
(B-3-65) district, the Boston Redevelopment Authority
recommends approval. Certificate of Appropriateness
has been granted by Back Bay Architectural Commission.



BOYLSTON

ST.

MASSACHUSETTS AVE.

FALMOUTH

Z-7254

52 HEREFORD ST.

BOSTON

FALMOUTH
CHRISTIAN SCIENTIST
CHURCH

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7255

Bartolomeo A. Cesso

60A-60 North Margin Street, Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from six apartments and store to eight apartments.

District(s) Site is in an apartment (H-3) multifamily district.
and Uses(s): Conversion to eight-unit apartment structure is a forbidden use.

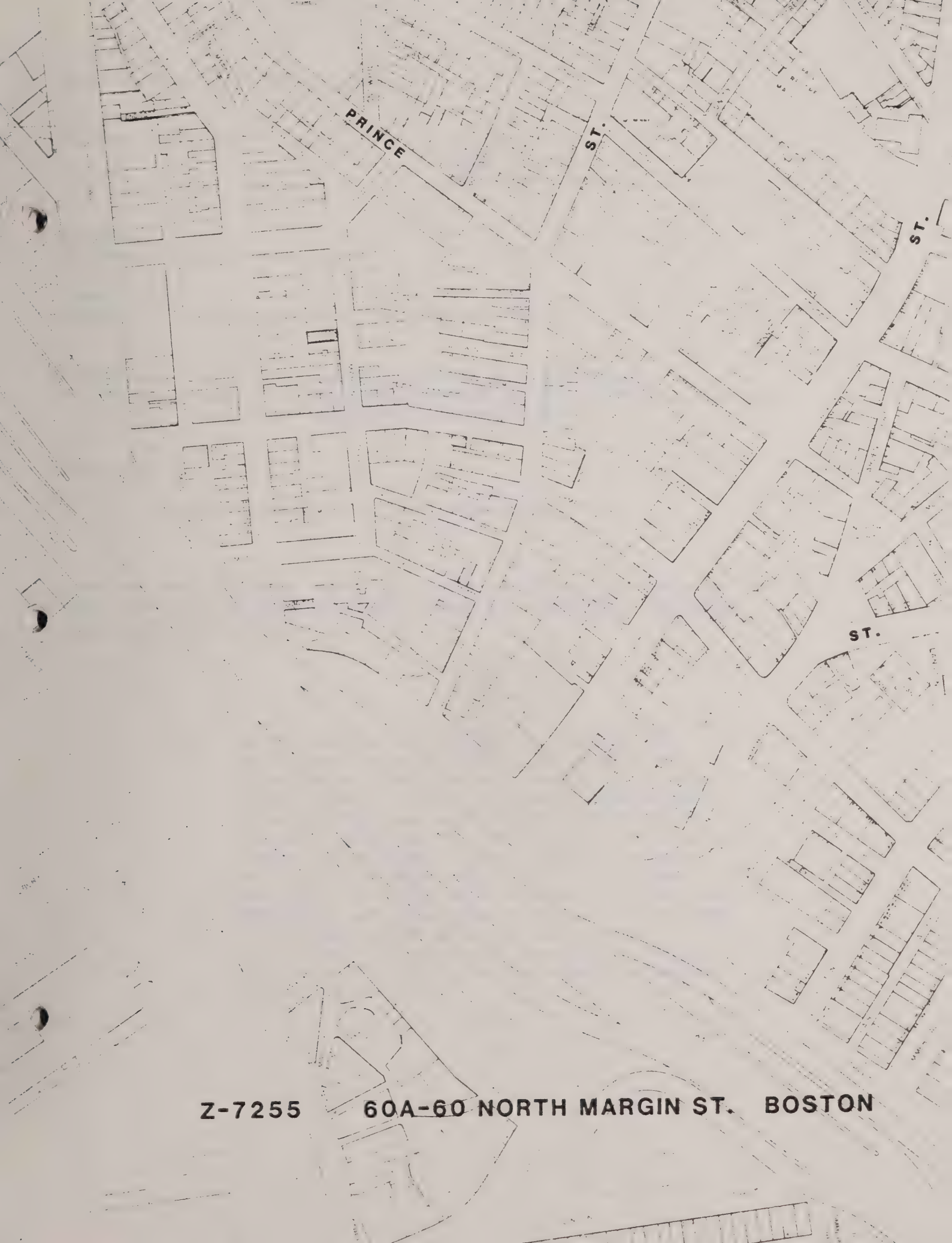
Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Apartments, which have existed for many years, are consistent with predominantly residential neighborhood. However, present ground-floor facade is inappropriate in terms of compatibility with the surrounding architecture and must be redesigned. Recommend approval with proviso.

VOTED: In reference to petition Z-7255, Bartolomeo A. Cesso, 60A-60 North Margin Street, Boston, for a forbidden use and a variance for change of occupancy from six apartments and store to eight apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that existing ground-floor facade, which is inappropriate in terms of compatibility with the surrounding architecture, be redesigned and plans be submitted to the Authority for design review approval. Apartments, which have existed for many years, are consistent with predominantly residential neighborhood.



Z-7255

60A-60 NORTH MARGIN ST. BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7258
Chandler Inn
26-32 Chandler Street, Boston

Existing
at site: Eight-story structure

Purpose of
petition: Replace existing sign with new sign.

District(s) Site is in a general business (B-4) district.
and Uses(s): Hotel is allowed use in general business district. Sign must
comply with conditional use requirements.

Violation(s):

Sign not allowed over 25 feet above grade.

Existing Hotel Diplomat neon sign will be replaced by new Chandler Inn
sign. Hotel has recently undergone substantial renovation. Recommend
approval with provisos.

VOTED: In reference to petition Z-7258, Chandler Inn,
26-32 Chandler Street, Boston, for conditional use
to replace existing sign with new sign in a general
business (B-4) district, the Boston Redevelopment
Authority recommends approval with the following
provisos: that the sign consists of formed metal
letters not to exceed 1½ feet in height and that
the letters are back-lighted; that the existing
neon lighting is completely removed and no new neon
lighting is permitted; and that plans are submitted
to the Authority for design review approval. . . .
Existing Hotel Diplomat neon sign will be replaced
by Chandler Inn sign. Hotel has recently undergone
substantial renovation.



Z-7258

26-32 CHANDLER ST. BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7261
Virginia K. Luke
11-15 Caltha Road, Brighton

Existing
at site: 2½-story structure

Purpose of
petition: Legalize existing addition to two-family dwelling.

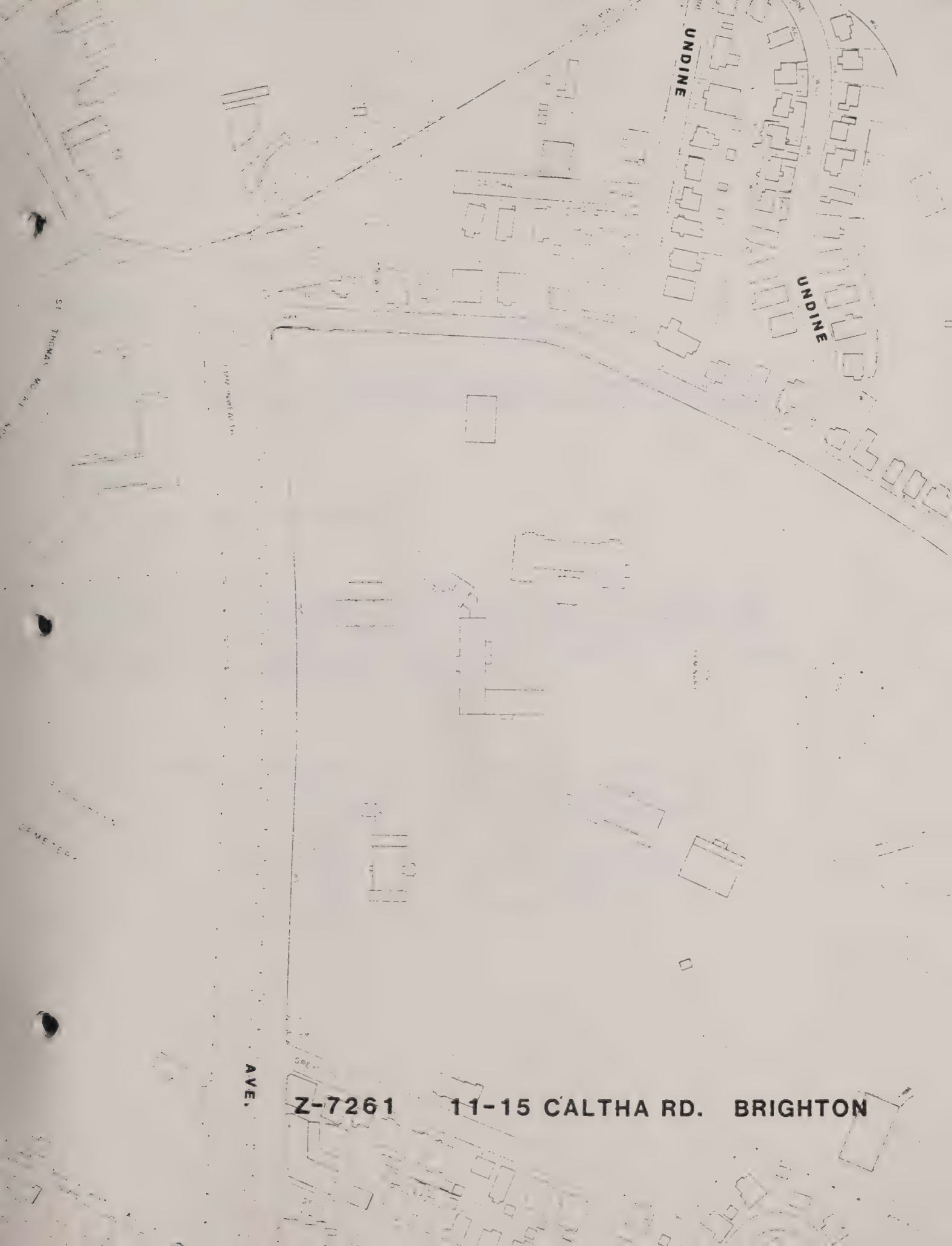
District(s) Site is in a single-family (S-.5) district.
and Uses(s): Two-family dwelling is a nonconforming use; extension of nonconform-
ing use is conditional.

Violation(s):

Extension of nonconforming use.

Petition will legalize porch addition which has existed for many years. No
response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7261, Virginia K. Luke,
11-15 Caltha Road, Brighton, for extension of noncon-
forming use to legalize addition to two-family dwell-
ing in a single-family (S-.5) district, the Boston
Redevelopment Authority recommends approval with the
following proviso: that plans be submitted to the
Authority for design review approval. Petition will
legalize porch addition which has existed for many
years.



AVE.

Z-7261

11-15 CALTHA RD. BRIGHTON

11
Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7262
Patrick Maguire
89 Woodrow Avenue, Dorchester

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from four to eight apartments.

District(s) Site is in a residential three-family and multifamily (R-.8) district.
and Uses(s): Conversion to eight-unit apartment structure is a forbidden use.

Violation(s):

Lot area is insufficient.

Building, which was abandoned in 1969 after exterior, rough plumbing, and electrical work was completed, has been vacant, open, and a blight on the neighborhood for many years. Petitioner purchased property from City in 1979. Proposal will provide much needed rental housing units. No response from abutters. Recommend approval with provisos.

VOTED: In reference to petition Z-7262, Patrick Maguire, 89 Woodrow Avenue, Dorchester, for a variance for change of occupancy from four to eight apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Proposal will provide much needed subsidized rental housing units.

WOODROW

Z-7262

89 WOODROW AVE. DORCHESTER

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7263

American Arabic Benevolent Association
20 Cheriton Road, West Roxbury

Existing
at site: 98,795 sq. ft. of land

Purpose of
petition: Erect five-story 60-unit apartment structure.

District(s) Site is in a single-family (S-.5) district.
and Uses(s): Multifamily dwelling is forbidden use in single-family district.

Violation(s):

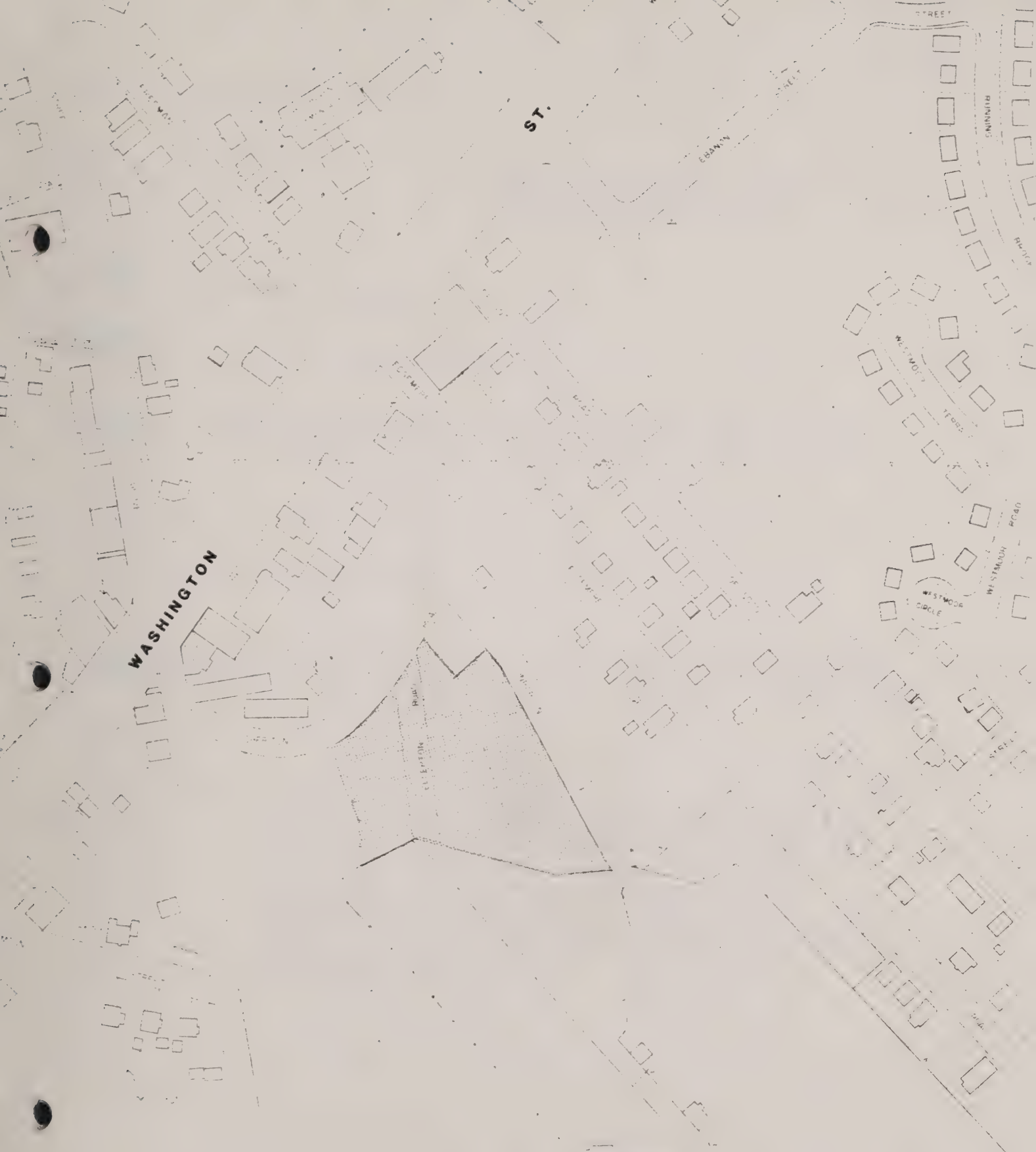
Multifamily dwelling is forbidden use.

Lot area and front and rear yards are insufficient.

Height of building is excessive.

The Greater Boston Community Development Corporation and the Faulkner House are cosponsors of this development, which will include 15 efficiency and 45 one-bedroom apartments for elderly and/or handicapped persons. Petitioner is a charitable nonprofit corporation formed to provide affordable housing for such persons. Project has received HUD 100% mortgage financing and also rental assistance payments for all units. This housing is needed and will be compatible with the neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-7263, American Arabic Benevolent Association, 20 Cheriton Road, West Roxbury, for a forbidden use and four variances to erect five-story 60-unit apartment structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans, inclusive of vehicular access and circulation, be submitted to the Authority for design review approval. The Greater Boston Community Development Corporation and the Faulkner House are cosponsors of the development, which will include 15 efficiency and 45 one-bedroom apartments for elderly and/or handicapped persons. Petitioner is a charitable nonprofit corporation formed to provide affordable housing for such persons. Project has received HUD 100% mortgage financing and also rental assistance payments for all units. This housing is needed and will be compatible with the neighborhood.



Z-7263 20 CHERITON RD. WEST ROXBURY

CEMETERY

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7264

Pepsi-Cola Metropolitan Bottling Co., Inc.
130 Western Avenue, Brighton

Existing
at site: One-story structure

Purpose of
petition: Erect 49' x 37' loading dock.

District(s) Site is in manufacturing (M-1) and industrial (I-2) districts.
and Uses(s): Bottling plant and offices are allowed uses in these districts.

Violation(s):

Rear yard is insufficient.

Larger new dock will replace obsolete facility. No adverse effects on the
manufacturing-industrial districts will result. Recommend approval with proviso.

VOTED: In reference to petition Z-7264, Pepsi-Cola Metropolitan Bottling Co., Inc., 130 Western Avenue, Brighton, for a variance to erect 49' x 37' loading dock in manufacturing and industrial (M-1 and I-2) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be reviewed with rear abutter and submitted to the Authority for design review approval. No adverse effects on the manufacturing-industrial district will result.

ATHLETIC

FIELD

AVE

Z-7264

130 WESTERN AVE. BRIGHTON

Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7265

Paul S. Dabene

1 North Bennet Court, Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from four to five families; erect roof
addition.

District(s) Site is in apartment multifamily (H-3) district.
and Uses(s): Conversion to five families is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Property is one of four similar brick row dwellings situated on a small interior court with pedestrian access only. Proposed roof addition would adversely impact light and air to adjacent buildings and impair integrity of row structures. No objection to studio apartment unit. Recommend denial.

VOTED: In reference to petition Z-7265, Paul S. Dabene, 1 North Bennet Court, Boston, for a forbidden use and two variances for change of occupancy from four to five apartments and to erect roof addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Property is one of four similar brick row dwellings situated on a small interior court with pedestrian access only. Proposed roof addition would adversely impact light and air to adjacent buildings and impair integrity of row structures. No objection to studio apartment unit.



Z-7265

1 NORTH BENNET CT. BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7266

Irving, Sally, Alan, and Betty Ross
40-44 Piedmont Street, Boston

Existing
at site: Two-story structure

Purpose of
petition: Erect one-story addition to office structure.

District(s) Site is in an apartment multifamily (H-2) district.
and Uses(s): Office structure is a legal nonconforming use in this district;
extension of nonconforming use is conditional.

Violation(s):

Extension of nonconforming use.

Floor area ratio is excessive.

Rear yard is insufficient.

Proposed addition would represent major expansion of business use in a residential area, contrary to a Bay Village Neighborhood Association standing policy opposing such intrusion; would exacerbate existing parking problems; and would block light and air to adjacent buildings. Recommend denial.

VOTED: In reference to petition Z-7266, Irving, Sally, Alan, and Betty Ross, 40-44 Piedmont Street, Boston, for an extension of nonconforming use and two variances to erect a one-story addition to an office structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposed addition would represent major expansion of business use in a residential area, contrary to a Bay Village Neighborhood Association standing policy opposing such intrusion; would exacerbate existing parking problems, and would block light and air to adjacent buildings.



PUBLIC

GARDEN

BOSTON

COMMON

POND

COLUMBUS

AVENUE

SQUARE

WARREN STREET

TREMONT

WASHINGTON

Z-7266

40-44 PIEDMONT ST. BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7267

Michelangelo Street Realty Trust
2 Michelangelo Street, Boston

Existing
at site: Five-story structure

Purpose of
petition: Change occupancy from four to five apartments; erect one-story
addition.

District(s) Site is in an apartment multifamily (H-3) district.
and Uses(s): Conversion to five apartments is a forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space and rear yard are insufficient.

Proposed rear addition would eliminate existing open space. Recommend denial.

VOTED: In reference to petition Z-7267, Michelangelo Street Realty Trust, 2 Michelangelo Street, Boston, for a forbidden use and three variances for change of occupancy from four to five apartments and to erect a one-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposed rear addition would eliminate existing open space.



COMMERCIAL

NORTH END
PLAYGROUND

ST.

PRINCE

NORTH

Z-7267 2 MICHELANGELO ST. BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/16/84

Z-7268-7269
Wheels Realty Trust
4 Duncan and 11 Greenwich Streets,
Dorchester

Existing
at site: Two three-story structures

Purpose of
petition: Legalize occupancies as three-family dwellings; subdivide.

District(s) Site is in a residential three-family and multifamily (R-.8) district.
and Uses(s): Three-family dwellings are allowed uses in this district.

Violation(s):

Lot area, open space, and side and rear yards are insufficient.

Floor area ratio is excessive.

Subdivision will allow sale of one three-family dwelling to a neighbor.
Violations are technical. No response from abutters. Recommend approval.

VOTED: In reference to petitions Z-7268-7269, Wheels Realty Trust, 4 Duncan and 11 Greenwich Streets, Dorchester, for ten variances and to subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow sale of one three-family dwelling to a neighbor. Violations are technical.



Z-7268-69

4 DUNCAN ST.

11 GREENWICH ST.
DORCHESTER

Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7270 and -7311
Public Facilities Department, City of Boston
Housing Associates
70 and 84-86 Elm Street, Jamaica Plain

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from school to 75 apartments; combine lots; use
premises for ancillary off-street parking - 54 vehicles.

District(s) Site is in a residential (R-.5) two-family district.
and Uses(s): Multifamily dwelling is forbidden use in two-family district;
ancillary parking is forbidden use.

Violation(s):

Multifamily dwelling is forbidden use.

Parking is not allowed within five feet of side lot line nor within
required front yard.

Lot area and open space are insufficient.

Height and number of stories are excessive.

Ancillary off-street parking is forbidden use.

It is proposed to convert former Jamaica Plain High School to 75 one-, two-, and
three-bedroom rental housing units and provide ancillary parking for 54 cars.
Development would have a significant impact on the area. Opposition exists.
Petitioner must meet with the community at a public hearing to present and discuss
plans and address concerns and must meet with Authority staff before any recommen-
dation can be given on this proposal. Recommend denial without prejudice.

VOTED: In reference to petitions Z-7270 and -7311, Public Facilities
Department of City of Boston and Housing Associates, 70 Elm
Street, Jamaica Plain, for two forbidden uses and five variances
for change of occupancy from school to 75 apartments, to com-
bine lots, and use premises for ancillary off-street parking of
54 vehicles in a residential (R-.5) district, the Boston
Redevelopment Authority recommends denial without prejudice.
Development would have a significant impact on the area. Oppo-
sition exists. Petitioner must meet with the community at a
public hearing to present and discuss plans and address concerns
and must meet with Authority staff before any recommendation can
be made on this proposal. Issues include density, parking,
traffic, and design.

Z-7270-7311

70-84-86 ELM ST. JAMAICA PLAIN



Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7271
Brian Byrnes
9 Willis Street, Dorchester

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from two- to three-family dwelling.

District(s) Site is in a residential (R-.8) three-family district.
and Uses(s): Conversion to more families is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Floor area ratio is excessive.

Three-family dwelling, existing at time of purchase in 1983, is compatible with residential character of neighborhood. No response from abutters.
Recommend approval.

VOTED: In reference to petition Z-7271, Brian Byrnes, 9 Willis Street, Dorchester, for a forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling, existing at time of purchase in 1983, is compatible with residential character of neighborhood.

Z-7271 9 WILLIS ST. DORCHESTER



Board of Appeal Referrals. 10/18/84

Hearing: 10/30/84

Z-7272

The Children's Hospital Corporation
320 Longwood Avenue, Boston

Existing
at site: 14-story structure

Purpose of
petition: Erect one-story underground hospital research structure.

District(s) Site is in a general business (B-4) district.
and Uses(s): Hospital research building is conditional use in general business
district.

Violation(s):

Research building is conditional use.

Structure will provide critical new space for research presently being conducted
in adjacent Enders Building. Present employees will operate facility.
Recommend approval with proviso.

VOTED: In reference to petition Z-7272, The Children's Hospital Corporation, 320 Longwood Avenue, Boston, for a conditional use to erect one-story underground hospital-research structure in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Structure will provide critical new space for research presently being conducted in adjacent Enders Building. Present employees will operate facility.

BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7273

Joseph Santa Fe, Jr.
265 C Street, South Boston

Existing
at site: 10,260 sq. ft. of vacant land

Purpose of
petition: Erect three-story twelve-unit apartment structure.

District(s) Site is in an apartment (H-1-50) multifamily district.
and Uses(s): Twelve-unit residential structure is allowed use in this district.

Violation(s):

Lot area and off-street parking are insufficient.

Floor area ratio is excessive.

Proposal would create needed housing units and physically improve site that has been vacant for several years. Recommend approval with proviso.

VOTED: In reference to petition Z-7273, Joseph Santa Fe, Jr., 265 C Street, South Boston, for three variances to erect a three-story twelve-unit residential structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that all plans, inclusive of landscaping, be submitted to the Authority for design review approval. Proposal would create needed housing units in this area and provide a physical improvement on this site, which has been vacant for several years. There is strong community support for this proposal.



Z-7273 265 C ST. SOUTH BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7275

A. W. Perry, Inc.

Trustees of Bedford-Kingston Realty Trust
(prospective purchaser)

99 Summer Street, Boston

Existing
at site:

Parking lot - 20,907 sq. ft. of land

Purpose of
petition:

Erect twenty-story office building.

District(s) Site is in a general business (B-10) district.

and Uses(s): Office building is allowed use in general office district.

Violation(s):

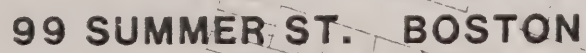
Accessory parking is conditional in restricted parking district.

Floor area ratio is excessive.

Setback of parapet and off-street loading are insufficient.

This proposed office structure development is a Development Impact Project under Article 26 of the Boston Zoning Code and subject to the requirements of a Development Impact Project Plan and Exaction Agreement. No Plan or Agreement has been completed or signed. We therefore recommend deferral of Board of Appeal action until said Plan is completed and Agreement is signed.

VOTED: In reference to petition Z-7275, A. W. Perry, Inc., and Trustees of Bedford-Kingston Realty Trust, 99 Summer Street, Boston, for a conditional use and three variances to erect a twenty-story office structure in a general business (B-10) district, the Boston Redevelopment Authority recommends deferral of Board of Appeal action until Development Impact Project Plan has been completed and Development Impact Project Exaction Agreement has been agreed to and executed by the Authority and the appellant.



Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7276-7277

S. M. A. Inc.

73-75 and 77-83 Main Street, Charlestown

Existing
at site: 4- and 3½-story structures

Purpose of
petition: Change occupancy from three apartments and store to six apartments,
store, office (73-75); change occupancy from store and office to
six apartments, two stores, office (77-83).

District(s) Site is in a general business (B-2) district.
and Uses(s): Multifamily dwelling is allowed use in general business district;
conversion for more families is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and rear yard are insufficient.

Floor area ratio is excessive.

Proposed conversion is consistent with the mixed residential—local business
character of Main Street. Substantial renovation will be done. No response
from abutters. Recommend approval with provisos.

VOTED: In reference to petition Z-7276-7277, S. M. A., Inc.,
73-75 and 77-83 Main Street, Charlestown, for a for-
bidden use and eight variances for change of occupancy
from three apartments and store to six apartments,
store, and office, and from store and office to six
apartments, two stores, and office in a general busi-
ness (B-2) district, the Boston Redevelopment Authority
recommends approval only with the following provisos:
that petitioner make arrangements to provide adequate
off-street parking; that plans, inclusive of parking
arrangements, be submitted to the Authority for design
review approval.

MAIN

HIGH

Z-7276-7277

73-78-77-83 MAIN ST. CHARLESTOWN

ST.

RUTHERFORD

FREDERICK D. MUMFORD
PLAYGROUND

AVENUE

Hearing: 10/30/84

Z-7278 and -7291
Efficacy Research Institute of
Framingham, Inc.
70-70r Park Street, West Roxbury

Existing
at site: 2½-story structure

Purpose of petition: Change occupancy from one-family dwelling to 24-hour educational program for children who require it under 603 ch. 28 (c. 766 regulations 502.6); change occupancy from one-car garage to accessory office and classroom.

District(s) Site is in a single-family (S-.5) district.
and Uses(s): Conversion to more families, dormitory, school, convalescent, nursing, rest home are forbidden uses.

Violation(s):

Dwelling converted for more families is forbidden use.

Dormitory not accessory is forbidden use.

Elementary or secondary school attendance at which satisfies the requirements of the compulsory education laws of the Commonwealth that does not meet the requirements of St. 1956 c. 665 s. 2 is not allowed in an S-.5 district.

Convalescent nursing or rest home, home for aged, orphanage, or similar institution for correctional purposes is forbidden use.

Accessory use is forbidden.

Lot area, side, and rear yards are insufficient.

Floor area ratio is excessive.

Need and importance of creating special group care facilities for autistic children is clear. However, this proposed facility would be located directly across the street from another similar facility, less than 1,000 feet away. Locating special care facilities in such close proximity also is contrary to the intent and underlying philosophy of deinstitutionalization. In addition, conversion of the garage to accessory office and classroom is forbidden under the Zoning Code and inappropriate in this single-family neighborhood. Petitioner should seek appropriate location for facility. Recommend denial.

VOTED: In reference to petitions Z-7278 and -7291, Efficacy Research Institute of Framingham, Inc., 70-70r Park Street, West Roxbury, for five forbidden uses and four variances for change of occupancy from one-family dwelling to 24-hour educational program for children who require it under 603 ch. 28 (c. 766 regulations 502.6) and from one-car garage to accessory office and classroom in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. In accordance with staff interpretation of the Boston Zoning Code, the proposed facility should be in use item 7B, group care residence, limited. The Authority recognizes the clear need and importance of creating special care and educational facilities for autistic children and in general has no objection to such a facility in a residential area. However, this facility would be directly across the street from a similar facility, less than 1,000 feet away. Locating special needs facilities in such close proximity also is contrary to the intent and underlying philosophy of deinstitutionalization. In addition, conversion of the garage to accessory office and classroom is forbidden under the Zoning Code and inappropriate in this single-family neighborhood. Petitioner should seek appropriate location for proposed facility.



Z-7278-7291

70-70R PARK ST.

WEST ROXBURY

Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7279-7288

Walter King

611-613d East Eighth Street, South Boston

Existing
at site: 12,800 sq. ft. of land

Purpose of
petition: Erect ten one-family dwellings.

District(s) Site is in a residential (R-.8) three-family and multifamily district.
and Uses(s): One-family dwellings are allowed uses in this district.

Violation(s):

Parking is not allowed within five feet of side lot line.

Lot area, street frontage, distance between buildings, rear building lot area, open space, rear yard, and yards are insufficient.

Off-street parking design is insufficient.

It is proposed to erect ten three-bedroom two-bath townhouse condominiums. Petitioner has not met with the community, which has expressed concerns about density, parking, and architectural design. Direct abutter feels the development is excessive; he would, however, support a reduction in number of units.
Recommend denial without prejudice.

VOTED: In reference to petitions Z-7279-7288, Walter King, 611-613d East Eighth Street, South Boston, for ninety variances to erect ten one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Community has expressed following concerns, density, parking, architectural design. Petitioner must meet with community and Authority staff to address and resolve these critical issues.



7279-7288

611-613D EAST EIGHTH ST. SOUTH BOSTON

Board of Appeal Referrals 10/18/84

Hearing: 10/30/84

Z-7290

Harriet Wilby and Carl Johnson
31 Plainfield Street, Jamaica Plain

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from two- to three-family dwelling.

District(s) Site is in a residential (R-.8) three-family and multifamily district.
and Uses(s): Conversion for more families is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Proposal consistent with existing two- and three-family neighborhood.
No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7290, Harriet Wilby and Carl Johnson, 31 Plainfield Street, Jamaica Plain, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior work be submitted to the Authority for design review approval. Proposal is consistent with existing two- and three-family neighborhood.



Board of Appeal Referrals 10/18/84

Hearing: 10/23/84

Z-7292
Boston Redevelopment Authority
6-14 Pine Street, Boston

Existing
at site: 11,583 sq. ft. of land

Purpose of
petition: Use premises for open air parking lot - 38 cars.

District(s) Site is in a general business (B-4) district.
and Uses(s): Parking lot is a conditional use in a general business district.

Violation(s):

Parking lot is conditional use.

Proposal is for a temporary use to provide 38 parking spaces for nearby businesses. Former site of Pine Street Inn will be developed for housing for Chinese community when the Orange Line elevated structure is dismantled. Lot will be fenced, lighted, and maintained. Recommend approval.

VOTED: In reference to petition Z-7292, Boston Redevelopment Authority, 6-14 Pine Street, Boston, for a conditional use for open air parking of 38 cars in a general business (B-4) district, the Boston Redevelopment Authority recommends approval of temporary use to provide 38 parking spaces for nearby businesses. This former site of the Pine Street Inn will be developed for housing for Chinese community when the Orange Line elevated structure is dismantled. Lot will be fenced, lighted, and maintained.



SHAWMUT

CORNING

HERALD

FITZGERALD EXPRESSWAY

Z-7292

6-14 PINE ST. BOSTON

